First look inside the Gridiron, where no two condos are the same (Photos)

By Marc Stiles / Feb 23, 2018

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Seattle real estate developer Kevin Daniels will officially realize a longtime dream on Monday.

That's when his company expects to receive its "certificate of occupancy" for the Gridiron Condominiums, a glassy, 107-unit project that Daniels Real Estate built on top of 115-year-old Seattle Plumbing Building next to CenturyLink Field.

He has been trying off and on for about 15 years to pull off the complex project, which entailed bracing and adding three levels of parking to the irregularly shaped building in the Pioneer Square historic district.
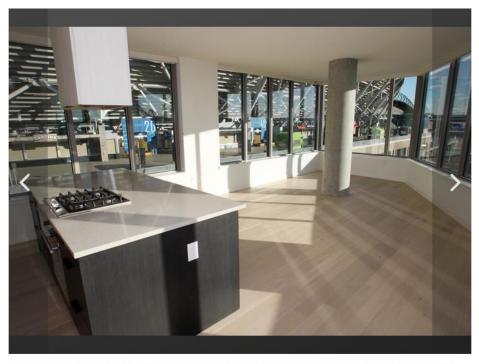
"There aren't two floor plans that are the same," real estate broker Emily Musselwhite of Erik Mehr & Associates said on Thursday during a tour of the building, which is at 590 First Ave. S.

Three-quarters of the units have been sold, according to Daniels Real Estate. When the city awards the occupancy certificate, Gridiron can start closing sales.

Asking prices range from $591,000 for an "urban one-bedroom" to just over $1.05 million for a larger two-bedroom/two-bath. The smaller homes start at 615 square feet and the larger ones top out at around 1,050 square feet. Gridiron has two lofts measuring around 1,370 and 1,650 square feet with asking prices of $1.1 million. Both have sold.

Among the buyers are renters from nearby apartment buildings, people from California and the East Coast who want second homes and many tech workers, Musselwhite said.

Parking is not included but can be bought for $50,000 a stall. Musselwhite said that a number of homebuyers that could have bought parking did not because Gridiron is within walking distance of light rail and bus service at the International District/Chinatown transit station and commuter rail and Amtrak service at King Street Station.

The unique shape of the Gridiron condo building means that no two units have the same floor plan. This is an 11th floor home at the south end of the building.